



**Order under Section 77
Residential Tenancies Act, 2006**

Citation: Shin v Dunn, 2023 ONLTB 13662

Date: 2023-01-19

File Number: LTB-L-076836-22

In the matter of: 19 PEARL LAKE ROAD
MARKHAM ON L6B0X4

Between: Brigitte Gonzalez Fonseca
Kwan Ho Shin

And

Aaron Dunn

I hereby certify this is a
true copy of an Order dated
JAN 19, 2023
Landlord and Tenant Board

Landlords

Tenant

Brigitte Gonzalez Fonseca and Kwan Ho Shin (the 'Landlords') applied for an order to terminate the tenancy and evict Aaron Dunn (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenant gave the Landlords notice to terminate the tenancy effective December 31, 2022.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlords and Tenant is terminated. The Tenant must move out of the rental unit on or before January 30, 2023.
2. If the unit is not vacated on or before January 30, 2023, then starting January 31, 2023, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after January 31, 2023.



Vladislav Shustov

Member, Landlord and Tenant Board

January 19, 2023
Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

The tenant has until January 29, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by January 29, 2023 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 31, 2023 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.